



**Regular Called Meeting  
ZONING & PLATTING COMMISSION  
Tuesday, May 19, 2020**

**The Zoning & Platting Commission convened in a meeting on Tuesday, May 19, 2020  
@ <http://www.austintexas.gov/page/watch-atxn-live>**

**Chair Kiolbassa called the Commission Meeting to order at 6:06 p.m.**

**Commission Members in Attendance:**

**Ana Aguirre – Secretary  
Nadia Barrera-Ramirez  
Timothy Bray  
Ann Denkler – Parliamentarian  
Jim Duncan – Vice-Chair  
Bruce Evans  
David King  
Jolene Kiolbassa – Chair  
Ellen Ray  
Hank Smith**

**Absent**

**One vacancy (D-4)**

**EXECUTIVE SESSION (No public discussion)**

The Zoning & Platting Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The Commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

**A. APPROVAL OF MINUTES**

1. Approval of minutes from May 5, 2020.

Motion to approve the minutes from May 5, 2020 was approved on the consent agenda on the motion by Commissioner Denkler, seconded by Commissioner King on a vote 1-0. Once vacancy on the commission.

**B. PUBLIC HEARINGS**

- 1. Zoning:** [C14-2019-0129 - 10801 Wayne Riddell Loop; District 5](#)  
Location: 10801 Wayne Riddell Loop, Onion Creek / Slaughter Creek Watersheds  
Owner/Applicant: Riddell Family Limited Partnership (James A. Henry)  
Agent: Smith Robertson, L.L.P. (David Hartman)  
Request: I-RR to MF-4  
Staff Rec.: **Recommended, with conditions**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Ray, seconded by Commissioner Bray to approve MF-4-CO, combining district zoning, with conditions, including conditions of the Traffic Impact Analysis (see [Staff Report pg. 15 of 92](#)) and an additional conditional overlay for C14-2019-0129 - 10801 Wayne Riddell Loop located at 10801 Wayne Riddell Loop was approved on a vote of 6-4. Chair Kiolbassa and Commissioners Aguirre, Denkler and King voted nay. One vacancy on the Commission.

Conditional Overlay

Height shall not exceed 48 Feet

- 2. Rezoning:** [C14-2020-0015 - TechRidge Hotel; District 1](#)  
Location: 12316 Tech Ridge Boulevard and 211 West Canyon Ridge Drive, Walnut Creek Watershed  
Owner/Applicant: Bellflower RR, LLC; Rising Stars GUV, LLC; Bhatt Kunjan; TechRidge Hospitality, LLC; LWR Family Trust of 2015; Techridge Hospitality, LLC  
Tech  
Agent: Garrett-Ihnen/Bleyl Engineering (Jason Rodgers)  
Request: GO and LI to GR  
Staff Rec.: **Recommended**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff’s recommendation of GR district zoning for C14-2020-0015 - TechRidge Hotel located at 12316 Tech Ridge Boulevard and 211 West Canyon Ridge Drive was approved on the consent agenda on the motion by Commissioner Denkler, seconded by Commissioner King on a vote 10-0. One vacancy on the commission.

- 3. Rezoning:** [C14-2020-0045 - Dessau Rezoning; District 1](#)  
Location: 9701 Dessau Road, Walnut Creek Watershed

Owner/Applicant: SL5 ATX Industrial LP (John Kiltz)  
Agent: Land Use Solutions LLC (Michele Haussmann)  
Request: GR to LI  
Staff Rec.: **Recommended**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of LI district zoning for C14-2020-0045 - Dessau Rezoning located at 9701 Dessau Road was approved on the consent agenda on the motion by Commissioner Denkler, seconded by Commissioner King on a vote 10-0. One vacancy on the commission.

4. **Rezoning:** [C14-2020-0037 - 10400 Research Blvd VMU; District 10](#)  
Location: 10400 Research Boulevard, Bull Creek and Walnut Creek Watersheds  
Owner/Applicant: Wells Fargo Bank NA (Clark Tabbert, Vice President)  
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)  
Request: GR, LO to GR-MU-V  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of GR-MU-V10400 Research Boulevard combining district zoning for C14-2020-0037 - 10400 Research Blvd VMU located at 9701 Dessau Road was approved on the consent agenda on the motion by Commissioner Denkler, seconded by Commissioner King on a vote 10-0. One vacancy on the commission.

5. **Rezoning:** [C14-2020-0040 - New Lot; District 6](#)  
Location: 11833 Buckner Road, Lake Travis Watershed  
Owner/Applicant: Ramin Zavareh  
Request: SF-3 to GR  
Staff Rec.: **Not Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Planning and Zoning Department

Motion to grant Applicant's request for postponement to June 2, 2020 was approved on the consent agenda on the motion by Commissioner Denkler, seconded by Commissioner King on a vote 10-0. One vacancy on the commission.

6. **Rezoning:** [C14-2020-0046 - Jollyville Apartments; District 10](#)  
Location: 12182 Jollyville Road; Walnut Creek Watershed  
Owner/Applicant: Jollyville Development, LLC (David M. Spatz)  
Agent: Spatz Development (David Spatz)  
Request: SF-2 to MF-3  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Planning and Zoning Department

Upon affirmative vote to reconsider, motion to postpone this item to June 2, 2020 was approved on the motion by Commissioner King, seconded by Commissioner Denkler on a vote of 9-1. Commissioner Smith voted nay One vacancy on the commission.

7. **Final Plat:** [C8J-2018-0225.0A - Flores-Melchor-Amaro Subdivision](#)  
Location: 2901 Bliss Spillar Road, Bear Creek Watershed  
Owner/Applicant: Jose L. Melchor, Eduardo Flores  
Agent: L.O.C. Consultants (Sergio Lozano)  
Request: The request is for approval of a final plat of 5 lots on 10.928 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2018-0225.0A - Flores-Melchor-Amaro Subdivision located at 2901 Bliss Spillar Road was approved on the consent agenda on the motion by Commissioner Denkler, seconded by Commissioner King on a vote 10-0. One vacancy on the commission.

8. **Final Plat:** [C8-2019-0132.0A - Aura Avery Ranch; District 6](#)  
Location: 13100 Avery Ranch Blvd., Buttercup Creek Watershed  
Owner/Applicant: TRG Avery Ranch, LLC  
Agent: Jones Carter (Gemsong Ryan)  
Request: The request is for approval of a final plat of one lot on 16.104 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2019-0132.0A - Aura Avery Ranch located at 13100 Avery Ranch Blvd was approved on the consent agenda on the motion by Commissioner Denkler, seconded by Commissioner King on a vote 10-0. One vacancy on the commission.

9. **Resubdivision:** [C8-2019-0059.0A - Great Hills Final Plat; District 10](#)  
Location: 10600 Jollyville Road, Bull Creek Watershed  
Owner/Applicant: Great Hills Baptist Church (Terry E. Hurt)  
Agent: Siri Soth (Big Red Dog, a Division of WGI)  
Request: Approval of a 2 lot resubdivision plat on 11.03 acres.  
Staff Rec.: **Recommended**  
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2019-0059.0A - Great Hills Final Plat located at 10600 Jollyville Road was approved on the consent agenda on the motion by Commissioner Denkler, seconded by Commissioner King on a vote 10-0. One vacancy on the commission.

- 10. Resubdivision:** [C8-2019-0063.0A - Allegro Parmer Final Plat; District 7](#)  
Location: 4001 West Parmer Lane, Walnut Creek Watershed  
Owner/Applicant: 4001 Creative Offices, LLC (Ellis Winstanley, Manager)  
Agent: Sam Paik (KBGE, Part of Civil & Environmental Consultants, Inc.)  
Request: Approval of a 2 lot resubdivision plat on 8.445 acres.  
Staff Rec.: **Recommended**  
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for 4001 West Parmer Lane located at 4001 West Parmer Lane was approved on the consent agenda on the motion by Commissioner Denkler, seconded by Commissioner King on a vote 10-0. One vacancy on the commission.

**C. NEW BUSINESS**

1. Nomination and election of Zoning and Platting Commission Officers.

The following members elected by unanimous consent.

Commissioner Kiolbassa - Chair  
Commissioner Barrera- Ramirez – Vice-Chair  
Commissioner Aguirre - Secretary  
Commissioner Denkler - Parliamentarian

**D. ITEMS FROM THE COMMISSION**

1. **Revision of the Austin Land Development Code**

Discussion and possible action regarding matters related to any proposed revisions to the Land Development Code including but not limited to staff updates, presentations and scheduling. Co-Sponsors: Chair Kiolbassa, Vice-Chair Duncan

Item disposed without discussion.

**E. FUTURE AGENDA ITEMS**

*Future agenda items will not be discussed at the current meeting, but will be offered for initiation, discussion or possible recommendation at a future meeting.*

Commissioner King and Commissioner Barrera – Ramirez - Establish Virtual Meetings Working Group

**F. COMMITTEE REPORTS & WORKING GROUPS**

Codes and Ordinances Joint Committee  
(Vice-Chair Duncan, Commissioners: Barrera-Ramirez and Denkler)

No report provided.

Comprehensive Plan Joint Committee  
(Commissioners: Aguirre, Evans and Smith)

No report provided.

Small Area Planning Joint Committee  
(Commissioners: Aguirre, King and Ray)

No report provided.

## **ADJOURNMENT**

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days before the meeting date. Please call Andrew Rivera at the Planning and Zoning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.

**Chair Kiolbassa adjourned the meeting without objection on Tuesday, May 19, 2020 at 10:56 p.m.**